

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Aqua Lofts Townhouses, Inc. /
Techari

Case #: 118-R-06

Date: August 22, 2006

Comments:

No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Building

Member: John Heller
828-5255

Project Name: Aqua Lofts Townhouses, Inc. /
Techari

Case #: 118-R-06

Date: August 22, 2006

Comments:

1. PROVIDE CONSTRUCTION DEBRIS MITIGATION LETTER. COPY OF LETTER AVAILABLE ON FORT LAUDERDALE'S WEB SITE BUILDING SERVICE'S PAGE UNDER FORMS & APPLICATIONS.
2. PROVIDE FLOOD ZONE INFORMATION: FLOOD ZONE, BASE FLOOD ELEVATION (BFE) AND PROPOSED FINNISH FLOOR ELEVATION.
3. PROVIDE HANDICAPPED PARKING SPACE.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member:

Herbert E. Stanley
Project Engineer
Ph. (954) 828-5048
Fax: (954) 828-5275
e-mail:
hstanley@fortlauderdale.gov

Project Name: Aqua Lofts Townhouses, Inc. /
Techari
Date: August 22, 2006

Case #: 118-R-06

Comments:

1. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
2. Indicate all easements of record on the site plan.
3. Pursuant to Ordinance C-05-21 the developer shall pay for water and wastewater capital expansion fees at the rates identified in the ordinance for additional equivalent residential connections developed over and above any existing flows for this site (within twelve (12) months of application for a building permit). The owner is advised to contact the Waterworks 2011 office to obtain past 3 years of utility billings for computing the average flow (ERCs) and relative to the new capital expansion fee. This fee is to be paid prior to issuance of the building permit.
4. Any dewatering does require a review by Broward County Environmental Protection Dept. (EPD). They are looking primarily to see if the site is in proximity to a known ground water contamination site. Their main concern is that the dewatering not affect a contamination plume. A permit is required only if the site is within 1/4 mile of a known contamination site. I know Water Works 2011 has received permits from EPD for dewatering. The EPD contact is David Vanlandingham (dvanlandingham@broward.org or 954/519-1478). He prefers to be notified via email for the quickest

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

response. You can view their standard operation procedures for dewatering at http://www.broward.org/pprd/cs_dewatering.htm.

5. The SFWMD requires a dewatering permit as well for activities that discharge offsite. They look mainly at the potential to lower the ground water level as well as any potential effects on adjacent wetlands. They are not too concerned over emergency dewatering activities that only last a day or two, as long as BPMs such as turbidity barriers and/or sediment boxes are used. Any planned activity that is going to require dewatering does need to be reviewed by SFWMD. In many cases, this could involve a short email to them that describes the activity. If no permit is required, they will let us know. The SFWMD contact person is Steve Memberg (smemberg@sfwmd.gov).
6. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Route certified calculations report with Paving & Drainage plans to engineering reviewer when requesting final DRC authorization.
7. Please provide the following signed and sealed drawings for engineering review:
 - Paving, Grading, and Drainage Plan
 - Paving, Grading, Drainage Details, and Typical Sections
 - Water and Sewer Plan
 - Water and Sewer Details
 - Signing & Marking Plan
 - General Notes and Specifications Plan
8. **Engineering staff will require one (1) to two (2) weeks for review of plans and drainage calculations that were not submitted to the development review committee.**
9. Please dimension all required street tree planting widths so that staff can determine if any concerns are warranted over future public sidewalk disruption, or if streets or utilities must be protected with root barriers or additional width requirements.
10. Please provide drainage calculations to support the site plan and engineering drawings. The calculations should depict how the

DRC

SITE PLAN REVIEW AND COMMENT REPORT

minimum road crown, the perimeter berm, and the finish floor elevation are met. Include all of the flood maps, control wet season water table, rainfall events, ground storage, and flood routing to justify the design.

11. Please provide cross section cuts and typical sections on all property lines. Indicate as to how the proposed grades will tie into the existing grades. Add all of the slope data and dimensions for review.
12. Provide curb and gutter and drainage roadway improvements on Miami Road.
13. Show all of the radii for the proposed islands and pavement areas.
14. Include the City of Fort Lauderdale water and sewer details.
15. Provide a 12-foot utility easement for all water and sewer utilities, so that the City has access in case of repairs.
16. A street and pedestrian lighting plan may be required for adequate safety of motorists and pedestrians for the safe and efficient movement of both traffic and pedestrians. Such a plan would require utilization of the lighting guideline drawings drafted and maintained by the City Engineer's office. Lighting may be required onsite, in the ROW, or both on and off site. It shall be authorized by the Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the ROW shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City and a disconnect which is accessible by public works staff in or very near the right of way.
17. Please indicate any existing and proposed street lighting (poles, junction boxes, disconnects, etc.), water, sewer, and storm water facilities on all landscaping plans so that staff can review for conflicts.
18. Check closely all sight triangles at intersections of drives and streets ensuring safety for pedestrians.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

19. An engineering review and permit is required to place, remove, or relocate poles (lighting or electrical) within the City's, County's, or State's rights of way. Relocations or removals shall be evaluated for determination of who they belong to (FPL, City, or other entity), whether they can even be relocated, and an appropriate design plan shall be coordinated with Herbert E Stanley, Project Engineer and Tim Welch, P.E., Engineering Design Manager and the relocation design shall be submitted with the plans for final DRC approval.
20. The owner and contractor are directed not to initiate any work in the public right of way until securing the necessary engineering permits for the work.
21. Please provide Florida Department of Transportation (FDOT) standard indexes for roadway improvements and accessible ramps and routes. Include detectible warning (truncated domes) systems where sidewalks meet vehicular use areas.
22. All sidewalks shall connect to streets, matching elevations and the engineer or architect shall evaluate drainage routing and ensure impacts on the intersection are appropriately mitigated with systems necessary to avoid standing water.
23. Broward County has an ordinance requiring Transit Oriented Concurrency. The developer is advised to determine the impacts to this development as applicable prior to requesting a building permit. Transit Oriented Concurrency measures will be implemented following submittal of the application for a permit from either the Broward County Land Development Division or the Broward County Environmental Protection Department. An authorizing stamp shall be affixed to plans submitted to City prior to City issuance of a building permit.
24. Please provide a photometric plan in accordance with Section 47-20.14 of the City's Code of Ordinances.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

25. Provide an appropriate staging and storage plan. This plan shall indicate proposed fenced areas, material and equipment storage areas, construction parking plan, construction delivery truck routing, crane locations, provide multiple areas for multiple contractors (GC, Foundation, underground, franchise utility contractors), suitable dewatering, pumping, sedimentation and filtering systems for dewatering foundations, and plans for maintaining traffic during the phases to be constructed. Staff will only authorize plans for hearings or final DRC which appropriately address these parameters.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Fire	Member:	Keith Gair 828-5242
Project Name:	Aqua Lofts Townhouses, Inc. / Techari	Case #:	118-R-06
Date:	August 22, 2006		

Comments:

1. Stairwell shall not discharge to the garage.
2. Show water mains, if less than 8in provide water flow test.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Info. Technology Services	Member:	Troy Bailey 828-5790
Project Name:	Aqua Lofts Townhouses, Inc. / Techari	Case #:	118-R-06
Date:	August 22, 2006		

Comments:

1. No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Aqua Lofts Townhouses, Inc. /
Techari

Case #: 118-R-06

Date: August 22, 2006

Comments:

1. An “overlay” delineating the various landscape areas and their square footages may be required to verify that the site’s 35% landscape area requirement is met.
2. Verify that street tree installation is compatible with neighboring installations.
3. Make sure that there is no plant material that would create obstructions in any “pedestrian easements”.
4. All Tree Preservation Ordinance requirements apply. Verify any requirements relating to the relocation of the large Liveoak. A report from a certified Arborist may be required.
5. Signoff plans to be sealed by the Landscape Architect.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Parking and Fleet Services	Member:	Diana Alarcon 828-3793
Project Name:	Aqua Lofts Townhouses, Inc. / Techari	Case #:	118-R-06
Date:	August 22, 2006		

Comments:

1. Any removal of meters prior, during or after construction that create lost meter and/or meter citation revenue will require mitigation with the Parking and Fleet Services Department prior to final DRC approval. This includes any meters removed when MOT is requested as well.
2. Contact Director of Parking and Fleet Services, John Hoelzle, at 954-828-3792 for meter mitigation.
3. Contact Karen Van Assche at 954-828-3764 to set up an appointment with Diana Alarcon for plan approval.
4. The City has the right to install meters on ROW.
5. Parking Plans for employee parking is required for all construction projects.
6. Others:

Recommendations:

1. Seven (7) multi family units requiring 14.7 parking spaces. 15 spaces provided, no guest parking spaces provided. No on-street parking spaces available. Parking is inadequate for this project.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Parks and Recreation	Member:	Adrienne Ehle 828-5798
Project Name:	Aqua Lofts Townhouses, Inc. / Techari	Case #:	118-R-06
Date:	August 22, 2006		

Comments:

1. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site.
2. Provide bicycle parking in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered.

DRC

SITE PLAN REVIEW AND COMMENT REPORT

Division:	PBS/Sanitation	Member:	John Saavedra 828-5452
Project Name:	Aqua Lofts Townhouses, Inc. / Techari	Case #:	118-R-06
Date:	August 22, 2006		

Comments:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Solid Waste Services shall be provided by Private Contractor
3. Solid Waste charges shall be included in monthly maintenance fee as prescribed in owner's association documents (Multifamily)
4. Service Days shall be Tuesday and Friday per the city's residential routing schedule
5. Other (Privately Owned Containers). Show in plan 2-95 gallon recycling carts
6. Solid Waste Collection shall be on private property container shall not be placed, stored or block the public street, sidewalk, alley and Collection vehicle shall not block public street to perform service (large Residential and Commercial parcels)
7. Alley Roll Out – provide container staging area on private property. Prevents storing of dumpsters in alley while waiting for service.
8. Alley must be thru paved and free of overhead obstructions unless truck turnaround is provided. No backing.
9. Dumpster enclosure: (recommendations) Interior trash room, concrete pad, decorative block wall, gates hung independently, protective bollards, secondary pedestrian side entry, high strengthen apron & driveway approach, night light, hot water, hose bib, drain, low circulating ventilation for

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

dampness, weep holes, landscaping, smooth surface walkway to accommodate wheeled containers

12. Solid Waste Management Plan is a letter on your letterhead containing the above requested information (including see attached letter from chute company if applicable), to be approved and signed off by the Sanitation Division, and attached to your drawing. Drawing will also be signed off for DRC review and final approval. Multiple sets of plans will be signed off at your request. This Solid Waste Plan will be referenced by Community Inspections for sanitation compliance issues at this building site location.

DRC

SITE PLAN REVIEW AND COMMENT REPORT

Division: Planning

Member: Ella Parker
828-3729

Project Name: Aqua Lofts Townhouses, Inc. /
Techari

Case #: 118-R-06

Date: August 22, 2006

Project Description:

Site Plan Level III / Conditional use approval for mixed use development with allocation of residential flex on employment center land use for proposed 7 multi-family units.

Zoning: RMM-25

Location: 1831 S. Miami Rd.

Comments:

1. The applicant is strongly encouraged to contact neighboring homeowner associations regarding this proposal. The applicant shall provide documentation confirming contact was made with all applicable associations.
2. Separate application and fee is required for Planning and Zoning Board submittal. The applicant is responsible for posting public notice signs 15 days prior to scheduled meeting date (This project is subject to City Commission request for review).
3. This site is located in an area that the City has identified as an archaeologically significant zone. Pursuant to Sec. 47-25.2.P., please contact the Broward County Historical Commission (Chris Eck, 954-765-4671) and obtain written confirmation whether the development site has any archeological significance, and whether the applicant must complete a Phase I (reconnaissance level) archeological survey and written report to comply with all state, county, and local laws pertaining to the same.
4. Applicant shall provide documentation; a verification letter from the Broward County Planning Council, verifying that site does not require platting. Provide the most recent copy of recorded plat (including notes) for the proposed site.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

5. This case is subject to the provisions of the Broward County School Board Inter-local Agreement for Public School Facility Planning. The Superintendent of the Broward County School District will be notified about this proposal. The applicant must provide a written response to the School Board comments before the Planning and Zoning Board review.
6. Please provide thorough and complete, point-by-point narratives (all pages on letterhead) for the following:
 - a. Mixed Use Development of Sec. 47-18.21
 - b. Adequacy Requirements of Sec. 47-25.2
 - c. Neighborhood Compatibility Requirements of Sec. 47-25.3
 - d. Conditional Use Permit requirements of Sec. 47-24.3.E
 - e. Flexibility rules of Sec. 47-28.1.F (determine which flex zone this project is located in and verify the number of units available).
 - f. Provide a text narrative describing the architectural style.
 - g. An explanation of the proposed project in relation to the adjacent residential areas, paying particular attention to the height, scale, and massing of the building. Please be prepared to address concerns regarding the above and discuss further with staff at DRC meeting.
 - h. A brief text narrative to describe maintenance operations, trash management, etc. Include what is being demolished to accommodate the proposed development.
7. Provide the following changes on the site plan:
 - a. Show adjacent building footprints, uses, and heights on site plan.
 - b. Provide entire density calculation equation and remove references to “gross” (based on net acreage per RMM-25 zoning district).
 - c. Provide unit floor areas and number of bedroom counts (show in parking calculation).
 - d. Show and dimension wall, public plaza, open space and amenities.
 - e. Dimension on-street parking spaces.
 - f. Label and dimension sidewalk along Miami Rd.
 - g. Sidewalk appears to extend into right-of way at SE 18th Court & Miami Rd. Discuss reducing the turning radius.
 - h. Storage shown on landscape plan does not appear on site plan.
8. Provide street names, colors on all elevations. Label all garage openings and indicate ventilator locations. Provide detail of parking screening of openings and light fixture shields. Discuss activating street frontages.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

9. Context plan provided (sheet SP-2) indicates the proposed building is 4 stories, while site plan indicates 5 stories. Make correction.
10. Provide the following graphics and ensure the proposed project is in scale with neighboring buildings in all renderings:
 - a. Provide a context plan showing clear and accurate 3-dimensional views in perspective with the surrounding area indicating mass outlines of the adjacent, existing and all proposed structures, with heights and stories labeled. Perspectives provided appear out of scale (label heights, stories, etc.)
 - b. Provide elevation perspectives of project in context with adjacent properties. Perspectives provided are not in context.
 - c. Provide eye-level perspective renderings as viewed by a pedestrian.
11. Provide a shadow study indicating shadow impacts at 9:00 AM, 12:00 Noon and 4:00 PM during the Winter Solstice and Spring Equinox. Study must be in context and scale with the surrounding area, and should indicate adjacent lots, streets, structures, etc. Indicate property lines and indicate shadow spillover beyond property lines.
12. Extend values on photometric plans to all property lines. Show values as pursuant to section 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide detail.
13. Provide roof plan indicating location of all mechanical equipment. Indicate mechanical screening requirements have been met.
14. Discuss any provisions for additional ROW requirements or dedications with the Engineering Rep.
15. As per Sec. 47-18. 21. H.2, the development must provide a minimum amount of open space. Discuss additional landscaping requirements and the provision of additional shade trees with the Landscape Rep.
16. As per Sec. 47-18. 21. H.3, a mixed use development shall contain a public plaza open to the sky, which includes pedestrian amenities such as landscaping, benches and fountains. The public plaza shall be a minimum size of one thousand four hundred (1,400) gross square feet and shall be located to provide the principal pedestrian access to the mixed use development.
17. Please indicate any existing street lighting on site plan and landscape plans. Indicate water, sewer, and storm water facilities on landscape plan. All existing above ground utilities on and surrounding the site should be placed underground.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

18. Please provide a response to all DRC comments within 180 days or additional DRC review may be required.
19. Additional comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Police	Member:	Det. K DiCristofalo 828-6421
Project Name:	Aqua Lofts Townhouses, Inc. / Techari	Case #:	118-R-06
Date:	August 22, 2006		

Comments:

1. All units should be pre-wired for glass break, perimeter and panic alarm systems.
2. All glazing should impact resistant.
3. The plans show a garage type door. Is this door being included? The garage should be access controlled.
4. Any garage access door should be access controlled or egress only.
5. Stairwells should egress only on the first floor.
6. The storage room, mechanical room, lobby and elevator should be access controlled.
7. Will the lobby be manned?
8. CCTV should be placed in the following areas:
 - Parking area
 - Lobby
 - Elevator
 - Stairwell
 - CCTV should be monitored and recorded in a remote location.
9. Lighting should be adequate in the parking area and lobby area.
Is the building equipped with an emergency back up system in case of a hurricane or other type of disaster?

Due to the high volume of building that is going on in the city it is impossible for the Fort Lauderdale Police Department to provide adequate at all construction sites. It

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

is highly recommended that the managing company make arrangements for private security.

Please submit comments in writing prior to DRC sign off.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Recycling	Member:	Casey Eckels Recycling Program Manager Office Ph.: 954-828-5577 Office Fax: 954-828-5057 Email: Ceckels@fortlauderdale.gov
Project Name:	Aqua Lofts Townhouses, Inc. / Techari	Case #:	118-R-06
Date:	August 22, 2006		

Comments:

FOR RESIDENTIAL MULTIFAMILY UNITS OVER 3 UNITS

1. Waste (Garbage) and Waste Reduction (Recycling) arrangements will require contracts with solid waste providers who are licensed by the city to provide waste removal and recycling services. The City of Fort Lauderdale only provides these services for single family, duplex and triplex units; **if, however, units are individually water- metered, but clustered in groups larger than three units**, city service may be an option but must be approved by Solid Waste Dept.
2. Developers shall meet with the City Recycling Manager to review their plans for storing and managing recyclables for a future **on-site recycling program**. The goal of the Recycling Manager is to monitor compliance with the Ordinance, and to assist property owners in designing a program that cost-effectively minimizes waste and promotes recycling.
3. Property owners are required by City of Fort Lauderdale Ordinance C-95-36 to implement on-site recycling programs for resident's use. The high cost of garbage disposal in Broward County (one of the highest nationally) provides an incentive for property owners to arrange for recycling services.
4. The Recycling Manager can help insure that garbage and recycling plans complement each other and help owners realize significant disposal savings.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Water Works 2011	Member:	Barbara Howell Contracts & Special Projects Administrator (954) 522-2604,ext 41
Project Name:	Aqua Lofts Townhouses, Inc. / Techari	Case #:	118-R-06
Date:	August 22, 2006		

Comments:

1. There are no *Water Works* 2011 projects requiring coordination of improvements in the vicinity of this project.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Donald Morris
828-5265

Project Name: Aqua Lofts Townhouses, Inc. /
Techari

Case #: 118-R-06

Date: August 22, 2006

Comments:

1. Provide a narrative of how proposal complies with Sections 47-18.21.E, 47-25.3 Neighborhood Compatibility, and 47-24.3 Conditional Use.
2. Dimension parking spaces.
3. Show proper sight triangles at alley and street (15' is required).
4. Provide area for public plaza (minimum of 1,400 SF is required).
5. Provide photometric values at residential property lines.
6. Dumpster location shall conform to Section 47-19.4.F
7. Proposal shall comply with all ULDR requirements.